

108.0

0001

0008.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

715,500 / 715,500

USE VALUE:

715,500 / 715,500

ASSESSED:

715,500 / 715,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		DODGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: GRECO LAWRENCE C & SUSAN M/	
Owner 2: LIFE ESTATE	
Owner 3:	
Street 1: 20 DODGE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: GRECO LAWRENCE C & SUSAN M -	
Owner 2: -	
Street 1: 20 DODGE ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	Own Occ:	Y
Postal: 02474	Type:		

NARRATIVE DESCRIPTION	
This parcel contains .167 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1953, having primarily Vinyl Exterior and 1700 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)																											
Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7265	Sq. Ft.	Site			0	70.	0.88	5									446,563							446,600

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description			68768
101	7265.000	268,900		446,600	715,500		Legal Description			GIS Ref
Total Card	0.167	268,900		446,600	715,500		Entered Lot Size			GIS Ref
Total Parcel	0.167	268,900		446,600	715,500		Total Land:			Insp Date
Source:	Market Adj Cost		Total Value per SQ unit /Card:	420.88	/Parcel:	420.88	Land Unit Type:			09/04/18

PREVIOUS ASSESSMENT							Parcel ID	Parcel ID 108.0-0001-0008.0			USER DEFINED		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1:	68768	
2022	101	FV	268,900	0	7,265.	446,600	715,500		Year end	12/23/2021	Prior Id # 2:		
2021	101	FV	258,800	0	7,265.	446,600	705,400		Year End Roll	12/10/2020	Prior Id # 3:		
2020	101	FV	258,800	0	7,265.	446,600	705,400		705,400 Year End Roll	12/18/2019	Prior Id # 1:		
2019	101	FV	212,900	0	7,265.	452,900	665,800		665,800 Year End Roll	1/3/2019	Prior Id # 2:		
2018	101	FV	226,100	0	7,265.	338,100	564,200		564,200 Year End Roll	12/20/2017	Prior Id # 3:		
2017	101	FV	226,100	0	7,265.	306,200	532,300		532,300 Year End Roll	1/3/2017	ASR Map:		
2016	101	FV	226,100	0	7,265.	293,500	519,600		519,600 Year End	1/4/2016	Fact Dist:		
2015	101	FV	225,000	0	7,265.	248,800	473,800		473,800 Year End Roll	12/11/2014	Reval Dist:		

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
GRECO LAWRENCE	63404-383		3/25/2014	Convenience		1	No	No				
GRECO MARY/ESTA	15929-437		12/19/1984	Family		1	No	No				
GRECO EGIDIO C	13625-449		1/16/1979	Family		1	No	No	N			
ARENS GUY J & R	9522-524		12/23/1959			18,500	No	No				

BUILDING PERMITS	ACTIVITY INFORMATION
Date	Result
3/6/2000	By Name
109	9/4/2018 Meas/Inspect CC Chris C
Alterati	1/7/2009 Measured 372 PATRIOT
	11/29/1999 Mailer Sent
	10/28/1999 Measured 256 PATRIOT
	12/1/1981 MS

Sign: VERIFICATION OF VISIT NOT DATA / / /



EXTERIOR INFORMATION

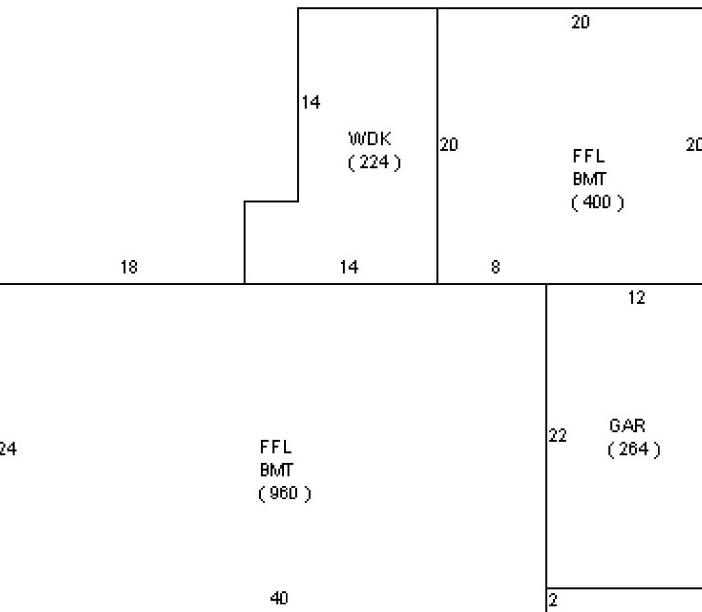
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	YELLOW	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:	1	Rating: Average
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

Comments:	
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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1953
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION	
Phys Cond:	GD - Good
Functional:	18. %
Economic:	%
Special:	%
Override:	%
Total:	18.6 %

CALC SUMMARY	
Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj \$ / SQ:	134.987
Other Features:	72597
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	330383
Depreciation:	61451
Depreciated Total:	268932

COMPARABLE SALES				
Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:	1.00
Special Features:	0
Final Total:	268900
Before Depr:	134.99
Val/Su Net:	83.82
Val/Su SzAd:	197.72

PARCEL ID 108.0-0001-0008.0**MOBILE HOME**

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N Total Yard Items: [] Total Special Features: [] Total: []

**AssessPro Patriot Properties, Inc**